

**2219 PALOMAR AIRPORT RD.** CARLSBAD,  
92011

FOR SUBLEASE | 5,000 RSF | FREESTANDING RETAIL WITH **DRIVE-THRU**



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# 5,000 SF AVAILABLE FOR SUBLEASE 2219 PALOMAR AIRPORT RD.

Carlsbad, California

## Freestanding Retail with Drive-Thru

### AVAILABLE SF

5,000 SF

### RENT

Negotiable

### SUBLEASE TERM

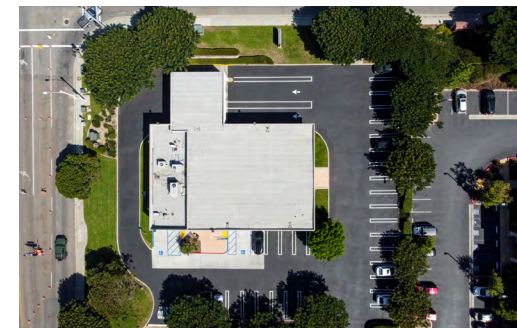
Through January 31, 2027

### NEARBY AMENITIES

Chipotle, Noodle & Co., Five Guys Burgers, Nako Fitness, Crunch Fitness & more

### COMMENTS

- Corner location with monument sign
- Excellent visibility
- Walking distance to public transportation
- Walking distance to shops & restaurants
- 6.40/1,000 parking (100 surface spaces)



## AVAILABILITY



TOTAL RSF

5,000 RSF



BASE RENT/SF

Negotiable



AVAILABLE

NOW

- Call to schedule tour
- Extremely stable sublessor
- Walking distance to public transportation

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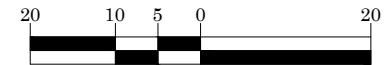
Carlsbad, California



## Floor Plan



EXISTING  
±5,000 SF



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Carlsbad, California

## Demographics

### CARLSBAD, CA 92011



2021 POPULATION  
**23,539**



MEDIAN HOME VALUE  
**\$1,316,485**



AVG. HOUSEHOLD INCOME  
**\$169,501**

Population Summary	1 Mile	3 Miles	5 Miles
2023 Total Population	3,136	62,278	212,671
<b>Average Household Income</b>			
2023	\$153,986	\$159,794	\$134,821
<b>Owner Occupied Households</b>			
2023	636	18,942	54,517
<b>Total Specified Consumer Spending</b>			
2023	\$48.2M	\$1.2B	\$3.7B

## Top Employers in Carlsbad

ViaSat, Inc.

Thermo Fisher Scientific

City of Carlsbad

Taylormade-Adidas

Callaway Golf

GenMark Dx

LEGOLAND California

Gemological Institute of America

Ionis Pharmaceuticals

Genoptix

OptumRx

Omni La Costa Resort & Spa

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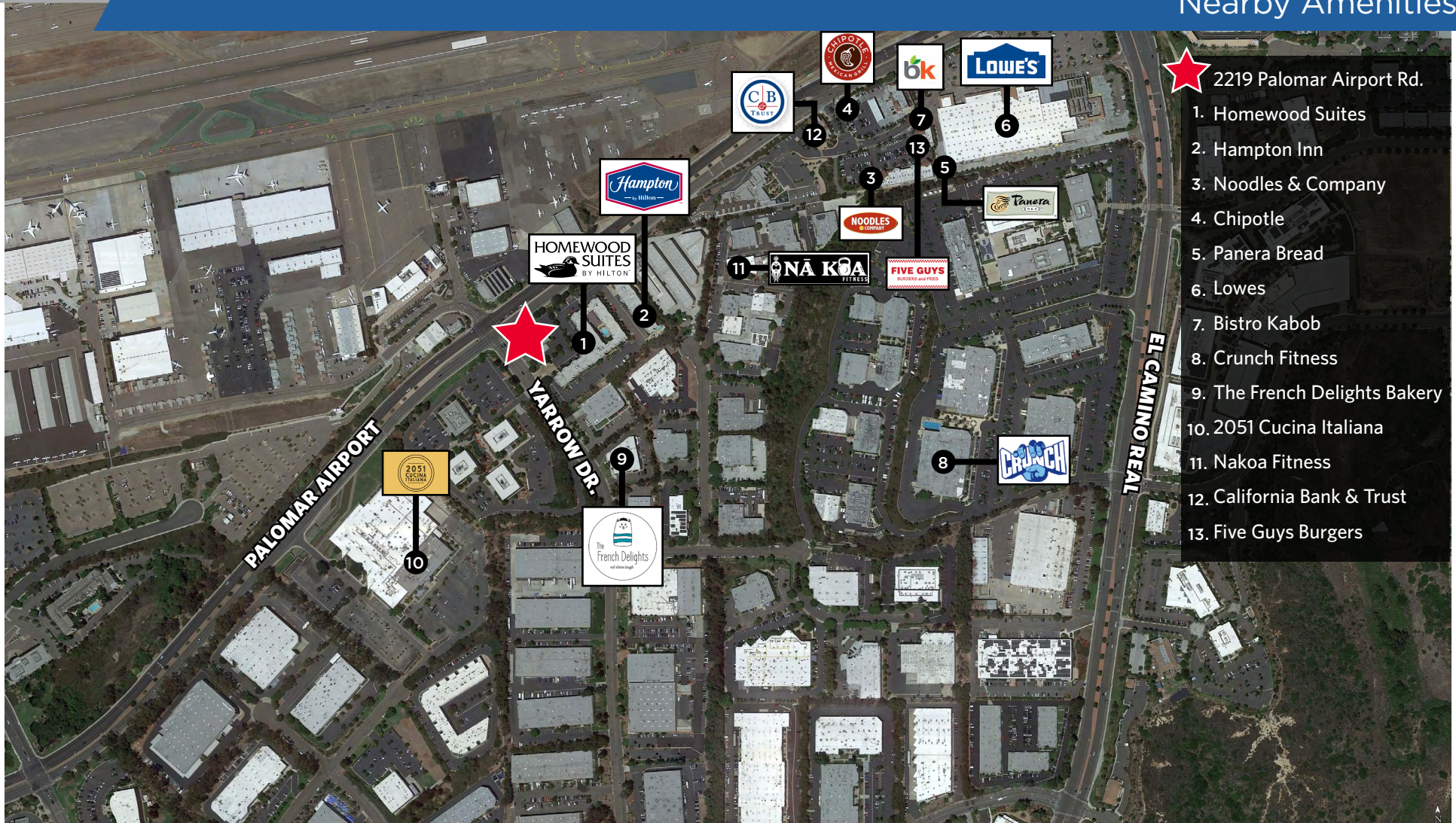


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Carlsbad, California

## Nearby Amenities



- ★ 2219 Palomar Airport Rd.
- 1. Homewood Suites
- 2. Hampton Inn
- 3. Noodles & Company
- 4. Chipotle
- 5. Panera Bread
- 6. Lowes
- 7. Bistro Kabob
- 8. Crunch Fitness
- 9. The French Delights Bakery
- 10. 2051 Cucina Italiana
- 11. Nakoa Fitness
- 12. California Bank & Trust
- 13. Five Guys Burgers

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Agua Hedionda

CARLSBAD

McClellan-Palomar Airport



LAKE SAN MARCOS

OCEAN

5

Batiquitos Lagoon

ENCINITAS

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CARLSBAD, CA 92011



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